



DATE: _____ PROPERTY ADDRESS: _____ 0 Quiet Rd, Weeki Wachee Fl 34614

SELLING PARTY: _____ John Sannuto and Beth Sannuto

BUYING PARTY: _____

- 1. This contract is contingent on Buyer(s) review and approval of a signed Seller's Property Disclosure Statement** as well as any additional disclosures or addenda, presented within 3 days of receipt of said statement(s), regardless when contract is executed. Additionally, **if buyer(s) requests in writing** for clarification and/or additional disclosure of said Seller's Property Disclosure statement, within the agreed upon inspection period of said contract, and seller does not provide a response **in writing within this period**, up to 5pm on the date that the inspection period is over, then buyer shall have the right to consider contract null and voided, and earnest money deposit shall be returned to buyer without exception.
- 2. Homeowners' Association Disclosure Law:** Pursuant to the Homeowners' Association Disclosure law (Section 720.401, Florida Statutes), the seller of single family, residential property is not required to provide a buyer a current copy of any HOA documents, UNLESS such agreement is made between buyer and seller, in writing, as part of the purchase contract. **EXCEPTION:** If there is a mandatory application and acceptance process by the HOA for the buyer, then the seller must provide all required documents and applications to the buyer within 3 days of execution of said purchase contract.
If the property is part of a condominium or townhome unit, then seller must provide a current copy of all HOA documents, By-Laws, Amendments, Financial Statements, and ANY AND ALL applications required by the HOA in order for the purchase contract to be considered fully executed.
- 3. Flood Insurance Disclosure:** In connection with the purchase of this property, as a buyer, your lender may require you to purchase flood insurance, at your own expense, for the entire loan term. Even if you are not required to purchase flood insurance, it may be wise to do so. With a few exceptions, the National Flood Insurance Program (NFIP) makes flood insurance available to homeowners, renters, and businesses in communities that participate in the NFIP. Flood insurance is also available from private insurers. Currently some NFIP policies receive taxpayer rate subsidies. Due to changes in federal law governing the NFIP, subsidized rates will be eliminated over time; and in some cases, the cost of flood insurance may rise by a substantial amount. Therefore, you should not rely on the current rate that is paid by the owner of this property as an indication of the rate that will be charged to you after you complete your purchase or in the future. When evaluating this property for purchase, you should consult with one or more flood insurance carriers to learn the flood risk for this property, investigate the availability of flood insurance, and determine the current and future anticipated cost of flood insurance. For more information contact your insurance agent and read the information available at the following website addresses: www.floodsmart.gov and/or www.fema.gov
- 4. Settling; Notice Given to all Prospective Purchaser(s) / Tenant(s).** Settling is an occasional occurrence in Florida properties. It is usually evidenced by cracks and separations in the structure. Cosmetic cracks may occur due to expansion and contraction caused by temperature and moisture changes and these are generally of little concern as they have no effect upon the integrity of the structure. Additionally, various soil conditions, erosion, muck, peat, other organic materials and voids can also occur in Florida soils. **If you have a concern about any of these conditions in regard to the subject property, you are advised to have the subject property inspected by a licensed and knowledgeable inspector, general contractor, or engineer** at buyers' expense.
- 5. Sexual Offender Disclosure:** The Florida Department of Law Enforcement (FDLE) maintains a list of sexual predators/offenders to enable the public to request information about these individuals who may be living in their communities. If this is important to you, contact FDLE directly prior to entering into a contract at 1-888-357-7332 (toll free), via e-mail at sexpred@fdle.state.fl.us, or log on to www.fdle.state.fl.us.
- 6. Affiliated Business Disclosure:** This is to give notice that SandPeak Realty, Inc. may have a business relationship with title companies, home warranty companies, insurance companies and/or other services and marketing companies through ownership interest or contractual obligations and may receive compensation or referrals from such companies.

Buyers Initials: _____/_____

Sellers Initials: JS / BS

ADDENDUM TO PURCHASE CONTRACT (cont.)

- 7. Administrative Compliance/Transaction Fee** (For **SANDPEAK REPRESENTED BUYER(s) and SELLER(s) ONLY**): SandPeak Realty, Inc. charges its buyer(s) an Administrative Compliance/Transaction Fee of \$425. The fee is to help offset costs associated with processing paperwork, document storage and meeting regulatory requirements. This fee is separate from any other fees or commissions and will be collected at closing as part of buyer(s) closing costs.
- 8. Hold Harmless:** Buyer(s) and Seller(s) agree to hold SandPeak Realty, Inc. and its broker(s), owner(s), staff, and agents harmless from any responsibility regarding recommendations of any specific people/companies whether referred to by SandPeak Realty, Inc. or not, including, but not limited to, contractors, handymen, repair services, cleaning services, home inspection companies, home warranty companies, pest control companies, mortgage companies, title service companies, closing companies, and/or any other trade or service companies. **You are not obligated to use any of these companies as a condition for buying or selling this property.** You are encouraged to compare other contractors/vendors to determine their rates and scope of work for these services.
- 9. Home/Property Inspection:** Broker and its agents recommend that you, as the buyer(s) of a residential property, exercise your right to obtain a survey, appraisal, and a home inspection (collectively "Inspection"). A home inspection is a limited visual examination of the systems and components of a home. A home inspection may not reveal any defects that are not readily discoverable through a limited visual examination of the home. It may also not reveal any building code violations. You may wish to ask your home inspector for a written contract detailing the scope of the inspection as well as an agreed upon fee for the inspection. The fee you pay to your home inspector is paid outside of closing and is not part of your closing costs or this contract. If you elect to proceed without the benefit of the above-mentioned inspections, buyer(s) agree to hold harmless SandPeak Realty, Inc. and its associates from any liability or damages resulting from such election. **Buyer(s) elects as follows:**
 - Buyer elects TO PERFORM any or all recommended inspections.
 - Buyer elects TO NOT PERFORM any recommended inspections.
- 10. Buyer(s) retains the right to a final inspection,** to be completed prior to, but no earlier than, 24 hours from close of escrow, unless agreed upon in writing by buyer and seller. SandPeak Realty, Inc. requests from all buyer(s) a signed "Buyer(s) Final Walk and Acceptance" form to be delivered to SandPeak Realty, Inc. at or prior to closing of escrow.

RECIPT AND ACKNOWLEDGEMENT:

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Seller: John Sannuto / _____ Date: 01/06/2026
(signature) (print)

Seller: Beth Sannuto / _____ Date: 01/06/2026
(signature) (print)

Buyers Initials: _____ / _____

Sellers Initials: JS / BS